



**CITY OF SUNNYVALE
REPORT
Planning Commission**

September 20, 2004

SUBJECT: **2004-0642** - Application on a 6,400 square foot site located at **726 Carolina Avenue** in an R-0 (Low Density Residential) Zoning District. (APN: 204-08-004):

Motion Design Review on a 6,400 square-foot site to allow a new 3,070 square feet addition resulting in a 48% Floor Area Ratio where 45% may be considered without Planning Commission Review.

REPORT IN BRIEF

Existing Site Conditions Single Family Home

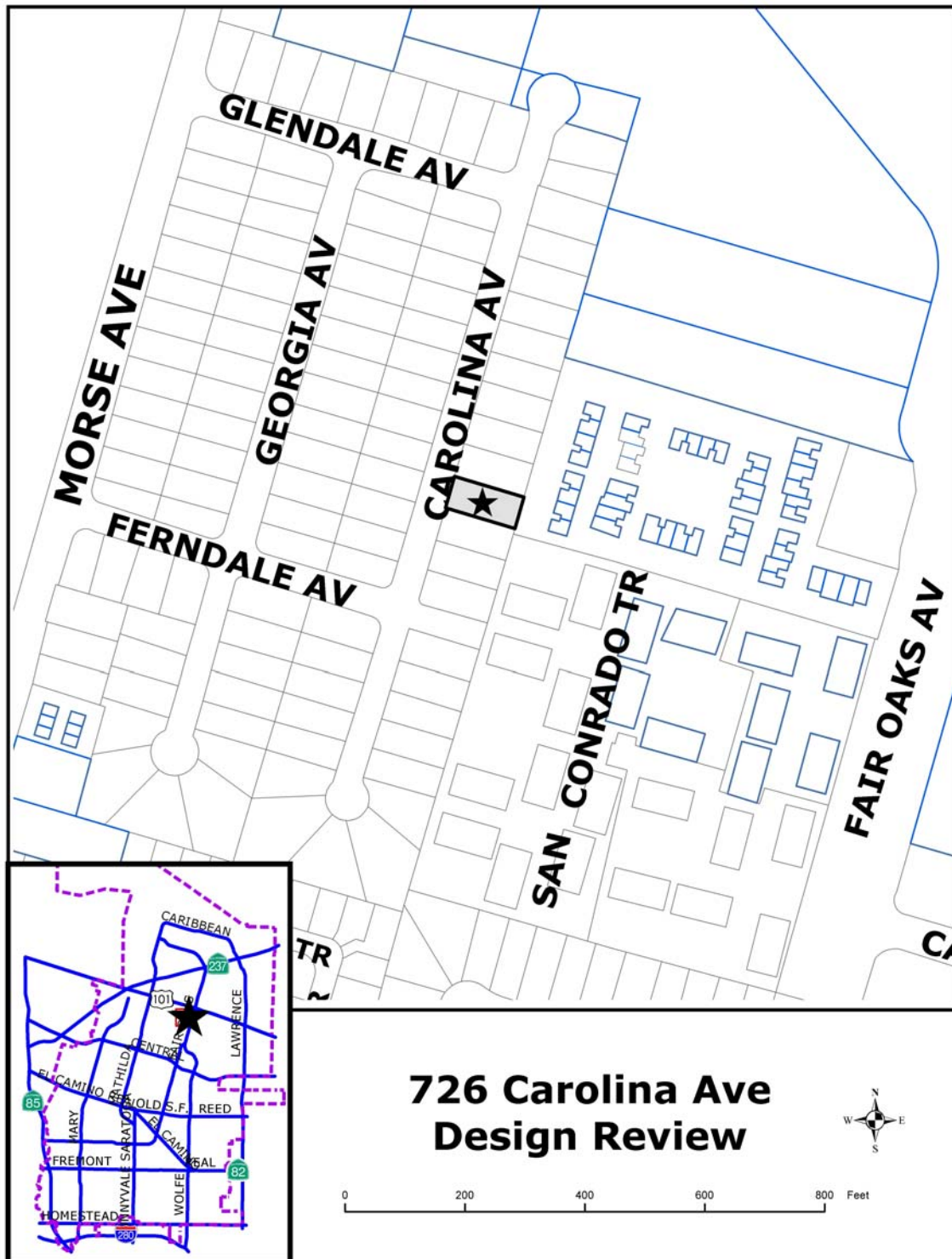
Surrounding Land Uses

| | |
|-------|--------------------|
| North | Single Family Home |
| South | Single Family Home |
| East | Condominiums |
| West | Single Family Home |

Issues Neighborhood Compatibility

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

| | EXISTING | PROPOSED | REQUIRED/ PERMITTED |
|------------------------------------|-------------------------|-----------------|---|
| General Plan | Residential Low Density | Same | Residential Low Density |
| Zoning District | R-0 | Same | --- |
| Lot Size (s.f.) | 6,400 | Same | 6,000 min. |
| Gross Floor Area (s.f.) | 1,664 | 3,070 | No max. |
| Lot Coverage (%) | 27% | 38% | 40% max. |
| Floor Area Ratio (FAR) | 27% | 48% | No max. |
| Building Height (ft.) | Approx. 16' | 26'2" | 30' max. |
| No. of Stories | 1 | 2 | 2 max. |
| Setbacks (facing prop.) | | | |
| • Front | 26' | 21' | 20' min. |
| • Left Side | 5'3" | 5' | 4 min. (12' combined required) |
| • Right Side | 5'1" | 7' | 4 min. (12' combined required) |
| • Rear | 40' | 25' | 20 min. (10 ft permitted with < 25% encroachment) |
| • Front (second story) | N/A | 45' | 25 min. |
| • Left Side (second story) | N/A | 21'7" | 7' Min. (18' combined required). |
| • Right Side (second story) | N/A | 9' 6" | 7' min. (18' combined required) |
| • Rear (second story) | N/A | 29' | 20' min. |
| Parking | | | |
| • Total No. of Spaces | 4 | 4 | 4 min. |

| | EXISTING | PROPOSED | REQUIRED/ PERMITTED |
|--------------------------------|----------|----------|------------------------|
| • No. of Covered Spaces | 2 | 2 | 2 min. |

ANALYSIS

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

| File Number | Brief Description | Hearing/Decision | Date |
|-------------|---|---|---|
| 1992-0296 | Variance from minimum and combined second story setback and to exceed 10% shading of neighbor's rooftop | Administrative Hearing/ Denied Appealed to Planning Commission/ Withdrawn | Admin. 5/27/92 Appeal Withdrawn 8/24/92 |

Description of Proposed Project

The proposed project is for a new 3,070 square foot two-story home which results in a total floor area ratio (FAR) of 48%. The proposal includes the demolition of the existing home and construction of a new two-story home. All proposed new homes or additions that exceed 45% FAR shall be reviewed by the Planning Commission.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

Design Review

Site Layout: The L-shaped single-story home is positioned on a 6,400 square foot lot. The proposed home consists of two stories and will include a basement. This area does not count towards the floor area of the home as it is located less than two feet above grade. The new home will maintain the consistent L-shape site design of many of the homes in the neighborhood. The proposed home meets all required setbacks for the R-0 Zoning district (see "Data Chart" on page 2 for more detail). The proposed home also includes a deck that extends into the rear yard. The deck is constructed less than 18 inches above the ground and does not count toward setback requirements.

The proposed two-story house meets solar requirements per Sunnyvale Municipal Code Chapter 19.56.020.

The following Guidelines were considered in analysis of the project site design.

| Single Family Design Techniques (Site Layout) | Comments |
|---|--|
| <i>3.4 A. Second Floors - The area of the second floor should not exceed the common standard of the neighborhood. For new second stories in predominantly one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including garage area)</i> | The proposed second story would be approximately 27% of the first story floor area. |
| <i>3.4 S. Second Floors - Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floors over existing first floor garages that project out in front of the remainder of the home.</i> | Although, not an existing home, the new home will utilize the same technique without the second floor positioned over the garage, thus providing a 45 foot front yard setback. The design the new home allows for a second floor area positioned closer to a side of the home that does not cause a significant privacy impact to the living area of neighboring properties. |

Architecture: The exiting ranch style home is consistent with nearby homes in the area. The proposed two-story home will utilize stucco material on each elevation. The proposed home will utilize a composition roof material (Condition of Approval #4 requires 50 year dimensional composition roof material). The front elevation incorporates arched windows within the first and second story of the home. The entryway, setback approximately 38 feet from the property line, incorporates a column feature with an arched window above the door. Articulation to the walls of the home is depicted near the windows of the first story and window above the entryway. Staff has included Condition of Approval #6 requiring additional detail, in the form of stone or brick, to the base of the home along the front elevation. The use of an alternative material will help add interest to the largely stucco façade of the home.

Many of the two-story homes in the neighborhood pre-date City-Wide Design Review Guidelines that were adopted by City Council in 1994. The proposed home is larger than many of the homes in the immediate area in terms of mass and scale; however, staff believes the proposed design will ultimately blend

with the neighborhood. The mass of the new structure is appropriately proportioned without causing a significant visual impact to adjacent homes. Many of the older homes in the neighborhood are expected to redevelop and expand in size. The proposed design of the new home is aesthetically appealing and would add to the visual appearance of the neighborhood.

The following table shows the size of homes in the surrounding neighborhood:

| Property Address | Floor Area (square feet) | Number of Stories | Floor Area Ratio (FAR) |
|-------------------|-----------------------------|----------------------|---------------------------|
| 718 Carolina Ave. | 996 | 1 | 16% |
| 710 Carolina Ave. | 1,008 | 1 | 16% |
| 702 Carolina Ave. | 1,056 | 1 | 15% |
| 698 Carolina Ave. | 2,568 | 2 | 35% |
| 725 Carolina Ave. | 1,440 | 1 | 24% |
| 734 Carolina Ave. | 1,008 | 1 | 16% |
| 717 Carolina Ave. | 1,804 | 1 | 30% |
| 695 Carolina Ave. | 1,788 | 2 | 28% |

The following Guidelines were considered in the analysis of the project architecture.

| Single Family Design Techniques (Architecture) | Comments |
|--|--|
| <i>3.9 C. Decorative Elements - The use of building bases is encouraged for homes constructed largely of stucco. Bases may be composed of projected wall planes at the building base, special materials such as stone, and projecting mouldings.</i> | The proposed home will include some additional detail, in the form of stone or brick, along the front elevation below window areas (Condition of Approval #6). |

Landscaping: The project site meets landscaping standards for properties located in the R-0 Zoning District.

Parking/Circulation: The site provides two covered spaces and two uncovered spaces as required by Sunnyvale Municipal Code 19.46.050. The new garage will face south and load from the side.

The following Guidelines were considered in the analysis of the project parking and circulation.

| <i>Single Family Design Techniques (Parking/Circulation)</i> | Comments |
|---|---|
| <i>3.2 I. Parking - In neighborhoods where garages are located in front of the homes and where lot width allow, consider the use of side loaded garages</i> | A side loaded garage prevents the garage door to dominate the view of the home from the street. |

Easements/Undergrounding: Sunnyvale Municipal Code Section 19.38.090 requires that all service drops shall be placed underground. (Condition of Approval #5)

Compliance with Development Standards

The proposed project meets all standard development requirements for properties located within R-0 Zoning District. The R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The proposed 48% FAR is, therefore, in conformance with R-0 development standards upon approval of the Design Review by the Planning Commission.

Expected Impact on the Surroundings

A new two-story home will have a visual impact to the surrounding area that includes a mix of one and two-story homes. Although the subject site is situated between two single-story homes and behind condominiums, staff notes the impact should be minimal due to the proposed position of the home. The second story of the home is positioned 45' from the front property line. Additionally, the proximity to living area of neighboring homes is not considered significant. The southern side of the property, where a majority of the two-story home is positioned, is near the garage area of the adjacent home. Staff notes a 21'7" setback distance to the property line to the north reducing potential privacy issues.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Rezone, Special Development Permit and Tentative Map.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

| Notice of Public Hearing | Staff Report | Agenda |
|--|---|--|
| <ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• Mailed to 46 property owners and residents adjacent to the project site and along the street. | <ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library | <ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial |

Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Recommend Alternative 1.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Fred Bell
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Site and Architectural Plans
4. Site Photo
5. Photos of other homes in the neighborhood

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Single Family Home Design Techniques – Basic Design Principles

| Basic Design Principle | Comments |
|---|---|
| <i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i> | The orientation of the home is consistent with other homes in the neighborhood. |
| <i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i> | The proposed home provides a modest second story (26% of the first story) that is setback significant distance to accommodate nearby one story homes. The position of the second story is appropriately located to minimize privacy and visual impacts to the neighboring property. |
| <i>2.2.3 Design homes to respect their immediate neighbors</i> | The new home meets all setback requirements. The second story is adequately set back from the living area of neighboring homes. Staff has received no comments from adjacent properties. |
| <i>2.2.4 Minimize the visual impacts of parking.</i> | The proposed side-loading garage improves the visual impact of the new home. |
| <i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i> | Front yard landscaping will be supplied at the discretion of the home owner. |
| <i>2.2.6 Use high quality materials and craftsmanship</i> | The proposed new home utilizes high quality materials including stucco and a 50-year dimensional composition roof material. |
| <i>2.2.7 Preserve mature landscaping</i> | Significant landscaping exists on site. |

Recommended Conditions of Approval - Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
3. Obtain Building Permits
4. The new home shall utilize a 50-year dimensional composition roof material or equivalent.
5. All service drops shall be placed underground.
6. The front of the home shall incorporate some additional detail, in the form of stone or brick, along the front elevation below window areas.